

**BROADLANDS**  
*Modifications Subcommittee Design Guidelines*

## Revisions

<b>DATE</b>	<b>TYPE OF REVISION</b>
Jan-96	
Oct-96	
Dec-96	
Feb-97	
Sep-98	
Jan-99	
Sep-99	
Feb-00	
Mar-01	
May-02	
Sep-03	
Nov-04	
Apr-05	
Aug-07	Trash Enclosures
Oct-08	Decks
Aug-09	Rain Barrels
Mar-10	Fences
May-10	Fence/Landscaping
Dec-10	Solar Collectors
Feb-11	Lattice
May-11	Fences
Sep-12	Decks/Lattice
Apr-13	Basketball - VDOT
Apr-13	Decks - Section 200 DG's added
Aug-13	Decks - Section 200 Townhouse exhibits added
Aug-13	Deck – Section 200 DG's revision
Oct-13	Deck – White Composite Decks Allowed in Townhomes
Oct-13	Deck – Opaque Stains Allowed for Townhomes
Oct-13	Separate Deck Design Guidelines for Townhomes
Jun-14	Mailboxes
Jul-14	Play Equipment
Sept-14	Townhouse Section 3 – Deck Depth Size Changed
Sept-15	Signs – Number of Political Signs Allowed & Sign Location
Oct-15	Gutters & Downspouts – Buried Extension Pipes Added
Oct-15	Lighting – Lamp Posts & Holiday Décor
Oct-15	Fences – Lighted Posts Caps, Stain App Required, Links to Fence Style & Specs
Oct-15	Decks – Materials, Stain App Required, Links to Sec 200 Deck Spec Limitation
Jun-16	Tree Removal – Any Tree Removal Requires Application – Stump Removed Below Ground Level

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Jun-16	Landscaping – Vegetable Gardens Added
Jul-16	Major Additions – Submission Requirements
Jul-16	Decks – Submission Requirements
Jul-16	Porch/Screened Porches – Submission Requirements
Nov-16	Air Conditioners/Heat Pumps – Additional Drainage Pipes Buried Below Ground, Water Flow Must Not Affect Neighboring Properties
Nov-16	Driveways – Extensions Added and Illustration
Mar-17	GEO Thermal Heating/Cooling System – New Guideline
Mar-17	Trash Enclosure – material, bush/tree not allowed for screening, fence screening allowed
Apr-17	House numbers – no application required if same style, size & color as builder numbers.
Apr-17	Mailboxes – House/unit numbers on a curbside mailbox are encouraged.
Aug-17	Windows – On same elevation should be same type, material, color & detailing. Specialty windows such as encasement will be considered on a case by case basis.
Mar-18	Entire Landscaping Guidelines Revised Deck Over product added to design guidelines
Jul-18	Shed size for lot size revised. Foundation base requires application. Fences sufficient for screening sheds. Setback for sheds.
Jul-18	Mulch in front or rear yard of townhouses properties does not require an application. Any border for vegetable gardens higher than 10” requires an application.
Sept-18	Probable & fixed basketball goals do not require an application as long as certain requirements are met.
Sept-18	Outer corners of townhouse decks can be cut off at a 45-degree angle approximately 2’ x 2’ in size.
April-19	Spotlights will not be allowed as replacement fixtures at front entry or garage doors. No glare should impact neighboring properties.
Sept-19	Security Devices updated for Ring doorbells – no application required unless it includes additional cameras or security lighting then an application is required.
Sept-19	Fence Design Guidelines updated to include metal fences.
Sept-19	Metal Fence Styles and Specifications created.
Feb-20	Deck stairs & landings – resident must conform to Virginia Residential Building Code
Feb-20	Patio stairs – resident must conform to Virginia Residential Building Code
Mar -20	Allow bat houses & butterfly houses – no application required if all dimensions are less than 24”
Aug-20	Allow Solar Panels to be installed anywhere on the roof to capture the best sun location.
Sept-20	Courtyard homes with side yard patios are allowed to install a spa/hot tub
Oct-20	Entire deck guidelines revised to read clearer. Townhouse ground level decks can be built to rear property line. If there is not a fence between townhouses the ground level deck must have a 1’

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	setback from the side property line. If there is a fence, then installing up to the side property lines is allowed. Black metal balusters are allowed for townhouse railings. No privacy screening is allowed on the rear of the ground level deck.
Nov-20	Entire sign guidelines revised to read clearer. Political signs/flags updated for the number allowed on a lot, size, location and profanity language or graphics shall not be displayed on any lot.